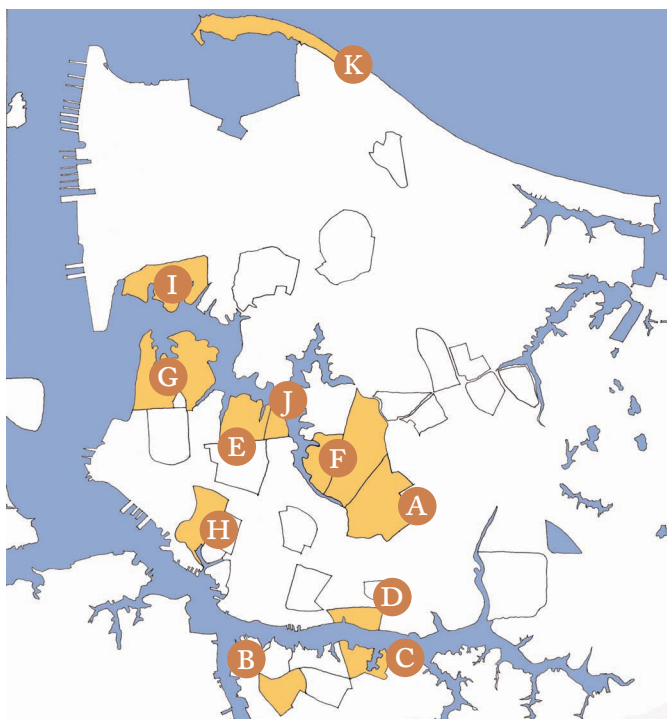


Early-Twentieth-Century Neighborhoods



Elements of Early-Twentieth-Century Neighborhoods

- Consistent network of concrete or asphalt streets
- Flagstone or concrete sidewalks
- Concrete curbs and driveways
- Mature street trees in wide verges
- Well landscaped front and side yards, with fences and hedges
- Houses in traditional architectural styles, with wider side yards
- Large lots with relatively deep front yards



Known as “streetcar suburbs,” twentieth-century neighborhoods developed just beyond Norfolk’s oldest neighborhoods. Lots are more generous than in older neighborhoods and the houses tend to be bigger as a result. Norfolk’s early-twentieth-century neighborhoods follow many of the same rules as the older neighborhoods but tend to have more picturesque and relaxed spatial qualities.

Lot Patterns

LOT SIZES

Most lots are between 40 to 65 feet wide and 100 to 120 feet deep. Corner lots may be 10 to 15 feet wider to allow wrapping porches and other architectural elements to address both streets.

FRONT YARD SETBACK

The main bodies of the houses are set back up to 35 feet from the front property line. Porches extend up to 12 feet into the front yard. Bay windows extend up to 3 feet into the front yard.

SIDE YARD SETBACK

Side yard setbacks total no less than 8 feet between buildings. Slip driveways and portes cochère (carriage porches) may require an additional 10 to 12 feet on one side of the house.

SIDE STREET SETBACK

Houses on corner lots usually conform to the front yard setbacks of the adjacent houses on both streets.

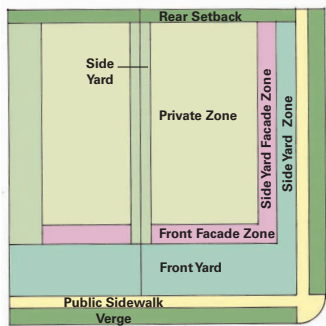
GARAGES & ANCILLARY STRUCTURES

Garages are located at the rear of the lot with a narrow 8- to 10-foot-wide driveway leading from the street. Individual “carriage” doors are a distinctive mark of the carriage house or garage. Doors are often of painted wood with window lights or a patterned wood panel design.

Streetscape Character

STREETS

Twentieth-century streets have a slightly wider cross section than nineteenth-century streets, usually no more than 36 feet in width, with parallel parking on both sides.



Analysis drawing of a typical twentieth-century house lot

Early-Twentieth-Century Neighborhoods

- A Ballentine Place
- B Berkley/Beacon Light
- C Campostella Heights
- D Chesterfield Heights
- E Colonial Place
- F Lafayette/Winona/Fairmont Park
- G Larchmont/Edgewater
- H Loch Haven/North Meadowbrook
- I North Ghent
- J Riverview
- K Willoughby



North Ghent